

GOVERNMENT OF MAHARASHTRA  
General Administration Department  
Circular No.MCN-1073/XXXV,  
Mantralaya, Bombay-400 032.  
Dated the 15th December 1973

- READ :- 1) Government Letter, General Administration Department  
No.MCN-1076/XXXV dated 12.3.1977.  
2) Government Circular, General Administration Department  
No.MCN-1077/ULC-II dated 21.9.1977  
3) Government Circular, General Administration Department,  
No.MCN-1077/ULC-II, dated 7.11.1977.

: C I R C U L A R :

While explaining the provision u/s 4(3) of the Urban Land(Ceiling and Regulation)Act, 1976, it has been made clear in Government Circular, General Administration Department No.MCN-1077/ULC-II dated 21.9.1977 that where the land holder has obtained "commencement certificate" u/s 45 of the Maharashtra Regional and Town Planning Act for group housing scheme immediately before the commencement of the Urban Land(Ceiling and Regulation)Act, 1976, he is entitled to hold such land for the purpose of Group Housing. In Government Circular, General Administration Department No.MCN-1077/ULC-II dated 7.11.1977 it has been clarified that sanction of layout by the Municipal Authorities will not amount to sanction of the scheme as required u/s 4(3) of the Urban Land Ceiling Act. While reiterating these instructions once again, it is further clarified that "IOD" or any order prior to "IOD" should not be treated as "sanction" as required u/s 4(3) of the Urban Land(Ceiling and Regulation)Act, 1976.

2. Government is pleased to direct further that in cases where "commencement certificate" has been issued for group housing for part of the building or for a part of the Project prior to the commencement of the Urban Land(Ceiling and Regulation)Act, 1976 and where the land holder had given a complete plan to the Municipal Authority for the full utilisation of the FSI for group housing prior to the commencement of the Act then in such cases exemption u/s 20 could be considered for group housing subject to the condition that the size of the tenants should not exceed 80 sq.mtrs. of plinth area. Competent Authorities may process the above category of cases for exemption/have been received, and submit them to the Government for further action.

( L. N. Doshi )

Deputy Secretary to Government.

To

The Commissioners of Division  
The Collectors of concerned Districts.  
The Addl. Collector and Competent Authority(ULC), Greater Bombay.  
All the Competent Authorities, Urban Land Ceiling.,  
The Municipal Commissioner, Greater Bombay/Pune/Kolhapur/Solapur/Nagpur.  
The Chief Officer, Nasik/Sangli/Thane/Udhavnagar.,  
The Director of Town Planning, Pune.  
The Select file.